



AMERICAN UNIVERSITY

W A S H I N G T O N , D C

October 20, 2009



1. Introductions
2. University strategic direction
3. Site analysis
4. Historic inventory



Community Relations web page

<http://www.american.edu/communityrelations/>

Campus Plan web page

<http://www.american.edu/finance/fas/Campus-Plan.cfm>

AMERICAN UNIVERSITY WASHINGTON, DC

Discover AU | Admissions & Financial Aid | Academics | Campus Life | Global Involvement & Public Service | News | Research | Athletics | Alumni

Find: Schools & Colleges, Offices, Degrees

› AU in the Neighborhood

COMMUNITY RELATIONS HOME

CAMPUS RESOURCES

- Athletics
- Campus Dining & Retail
- Events & Programs
- Fitness Center Memberships
- Katzen Arts Center
- Learning at AU
- Library Access
- Neighborhood Guide
- Osher Lifelong Learning Center
- WAMU
- Working at AU

COMMUNITY INFORMATION

UNIVERSITY LINKS

The Garden of Knowledge

With over 2,000 trees on campus, AU was designated an arboretum and public garden.

READ MORE

Katzen Center | Arboretum and Public Garden | Retail Shops | Campus Store | Dining on Campus

› Campus Plan

FAS HOME

› FAS DEPARTMENTS

› CAMPUS PROJECTS

- Facilities Projects
- Campus Plan

› STRATEGIC INITIATIVES

› CAMPUS FEATURES

› MEET THE STAFF

› FINANCE AND TREASURER DEPARTMENTS

Campus Plan

› ABOUT THE CAMPUS PLAN

American University's Campus Plan is a "roadmap" that details proposals and objectives to enhance and build upon our campus facilities for the next decade. We are launching a new Campus Plan - to be approved by the Zoning Commission - to replace the existing plan.

Visit this site frequently to keep abreast of all the latest news and developments regarding the Campus Plan currently in the works, as well as information about the 2000 Campus Plan.

› WHAT'S NEW

Next 2011 Campus Plan Meeting

Tuesday, October 20, 7 p.m., Mary Graydon Center, Rooms 3

[Previous Meetings](#)

› 2000 CAMPUS PLAN

READ THE ENTIRE CAMPUS PLAN

› 2011 CAMPUS PLAN DEVELOPMENTS

Get the latest developments of our "roadmap" for the next decade.

LEARN MORE ABOUT THE 2011

› QUESTIONS?

Email campusplan@american.edu



AMERICAN UNIVERSITY

Strategic Vision



AMERICAN UNIVERSITY AND THE NEXT DECADE



Leadership for a Changing World





A Vision for American University's Next Decade

GREAT CHALLENGES AND OPPORTUNITIES MARK THE NEXT DECADE. OUR NATION WILL EXAMINE AND ADJUST ITS ROLE IN THE WORLD AND SEEK TO IMPROVE ITS PUBLIC AND PRIVATE INSTITUTIONS WHILE EXPLORING THE DYNAMICS AND POSSIBILITIES OF A CHANGING, DIVERSE SOCIETY AND CULTURE. IN THESE HISTORIC EFFORTS, AMERICAN UNIVERSITY WILL BE AN ACTIVE AND INFLUENTIAL PARTICIPANT.

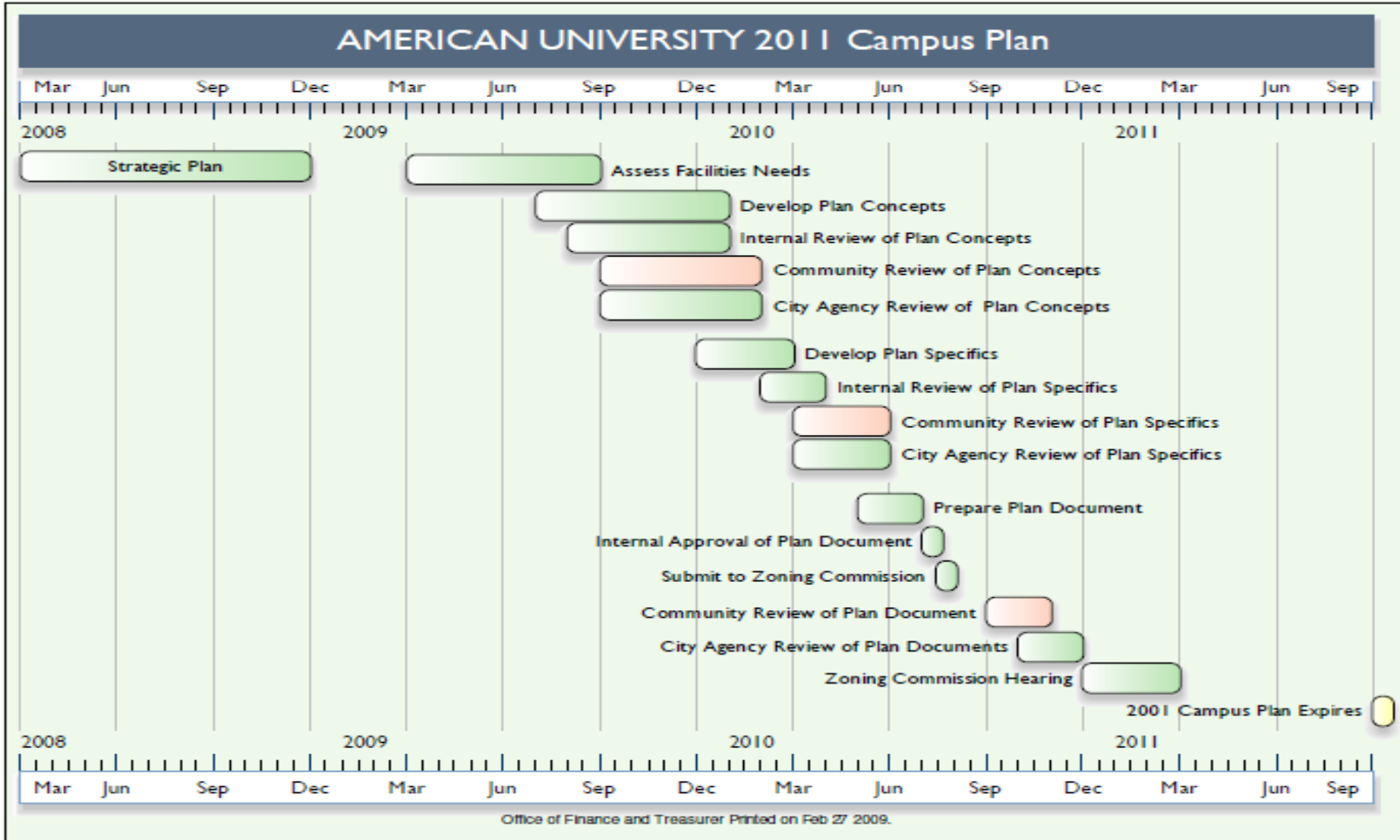
WITH OUR LOCATION IN THE NATION'S CAPITAL, ACADEMIC VIBRANCY, PHILOSOPHICAL GROUNDING, AND DEDICATION TO ENGAGEMENT AND SERVICE, AMERICAN UNIVERSITY WILL PROVIDE THE INTELLECTUAL AND ETHICAL LEADERSHIP TO SHAPE EMERGING WORLD VIEWS, FORGE NEW SCHOLARLY PATHS, AND PREPARE OUR STUDENTS TO LEAD AND SERVE IN THE CITY, NATION, AND WORLD.

WE WILL BE GUIDED IN OUR WORK BY A STRATEGIC PLAN GROUNDED ON OUR STATEMENT OF COMMON PURPOSE AND STRUCTURED AROUND OUR TEN TRANSFORMATIONAL GOALS FOR THE COMING DECADE.



AMERICAN UNIVERSITY

2011 Campus Plan Timetable





October 2009

- Present university's strategic direction
- Present and discuss Site Analysis
- Present and discuss Historic Inventory

November 2009

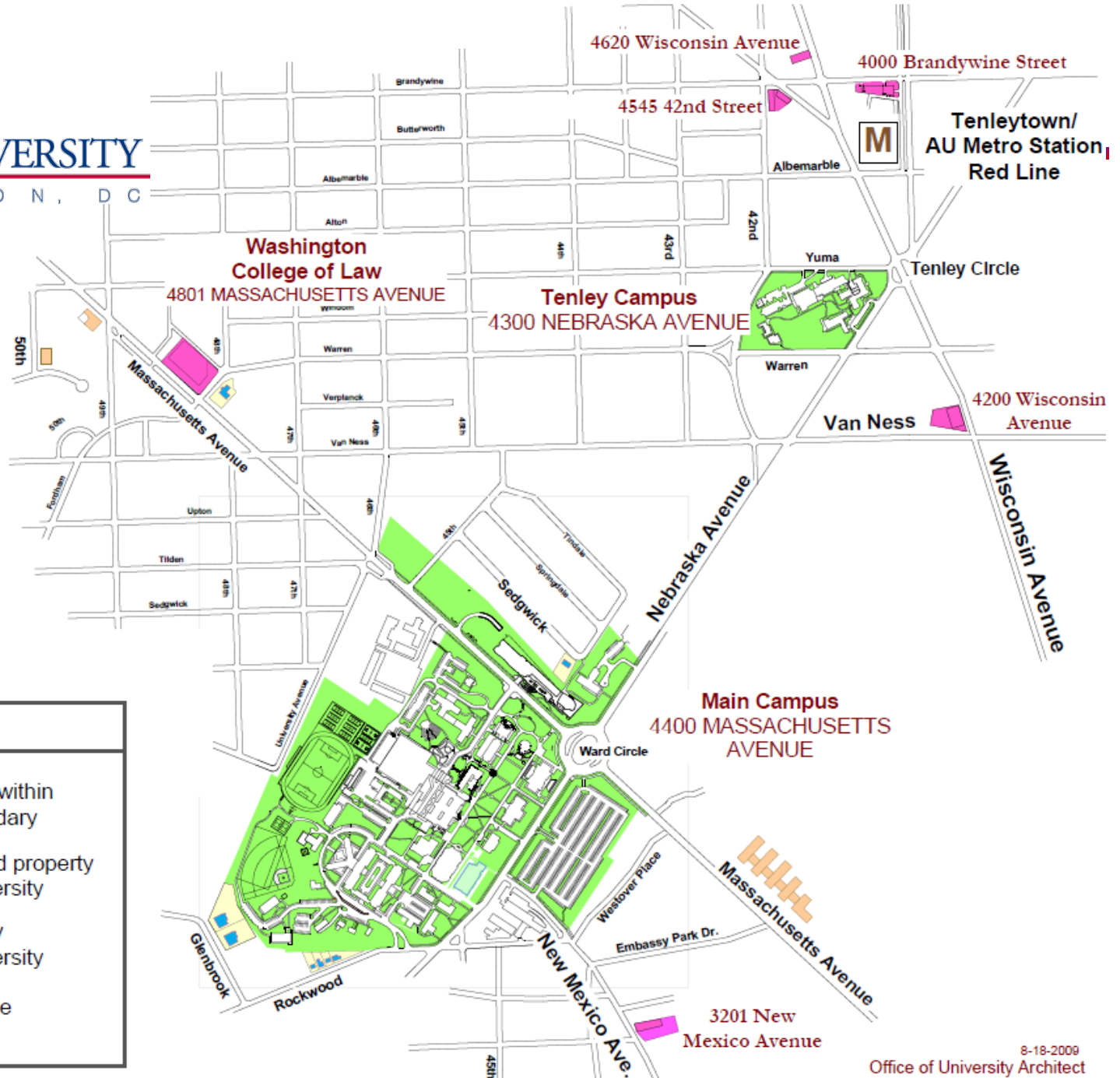
- Discuss Site Analysis
- Present and discuss sustainability issues
- Finalize population assumptions
- **Present status report to ANCs**

January 2010

- Finalize site selection
- Present and discuss initial plan concepts

February 2010

- Finalize plan concepts



Vicinity Map

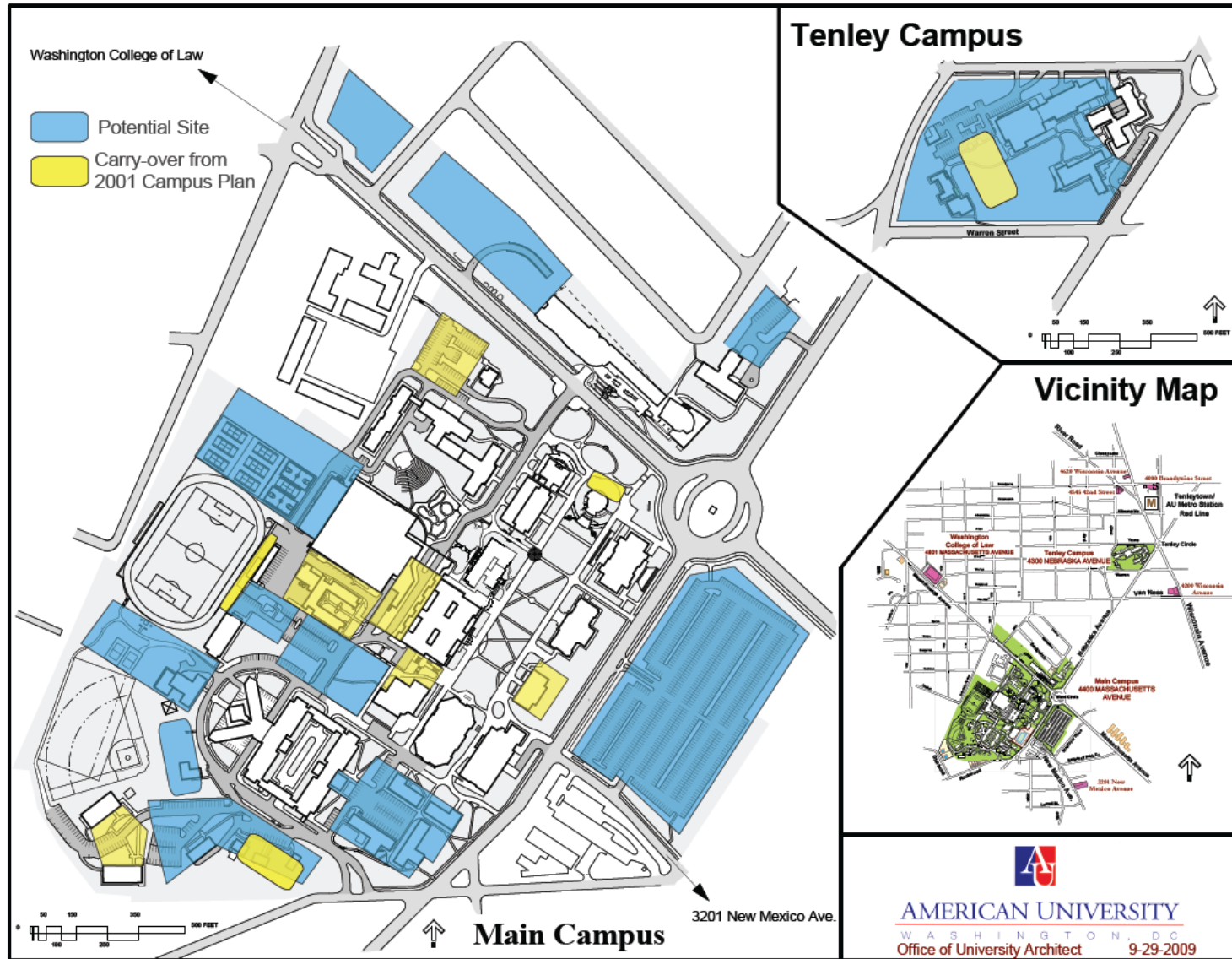
Key

- University Property within Campus Plan Boundary
- Commercially Zoned property Owned by the University
- Residential Property Owned by the University
- Space Leased by the University



AMERICAN UNIVERSITY

Campus Plan - Potential Site Inventory





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Site Analysis – Sites





Site Characteristics

Adjacencies

North: Public Park

South: Massachusetts Avenue, Wesley Seminary and Private Residences

East: 45th Street and Katzen West Site

West: 46th Street and Church

Note: Northeast of the site is Fort Gaines neighborhood and Southwest is Spring Valley Neighborhood

Views: Most views into the site are from public roads. There is opportunity to provide landscape buffering for long views from residential areas

Impacts: Increased vehicular traffic, Structure on the site of open space.

Site Area: 93,000 sq. ft.

Footprint: 37,000 sq. ft.

Stories: 3

Building Area: 111,000 gross area

Potential Uses:

Academic/Administrative,
Athletic/Recreation, Campus
Life/Residential; Mixed uses



Site Characteristics

Adjacencies

- North: Sports Center
- South: Open Space
Residence Halls
- East: Open Space, Garage
- West: Osborn, Athletic Fields
- Note:** Central plant location

Views: Views into the site are from the interior of the campus.

Impacts: Existing structure will need to be demolished and central plant protected or replaced

Site Area: 60,000 sq. ft.

Footprint: 24,000 sq. ft.

Stories: 5

Building Area: 120,000 gross area

Potential Uses:

- Academic/Administrative
- Athletic/Recreation
- Mixed uses





Site Characteristics

Adjacencies

- North: Sports Center
- South: Open Space
Residence Halls
- East: Open Space, Garage
- West: Osborn, Athletic Fields
- Note:** Central plant location

Views: Views into the site are from the interior of the campus.

Impacts: Existing structure will need to be demolished and central plant protected or replaced

Site Area: 24,000 sq. ft.

Footprint: 15,000 sq. ft.

Stories: 4

Building Area: 60,000 gross area

Potential Uses:

Academic/Administrative

Addition to Beeghly Chemistry Building to consolidate the science facilities now in Hurst, McKinley, Asbury and Beeghly.





Site Characteristics

Adjacencies

- North: Media Production Center
- South: Campus road, Hamilton
- East: Residence halls
- West: Athletic Fields, Residences
- Note:** Child Development Center

Views: Views into the site are from the interior of the campus.

Impacts: Existing structure will need to be demolished, screening long views and lighting

Site Area: 20,000 sq. ft.

Footprint: 15,000 sq. ft.

Stories: 3

Building Area: 45,000 gross area

Potential Uses:

- Academic/Administrative
- Campus Life/Residential





Site Characteristics

Adjacencies

- North: Bender Library, New SIS
- South: Rockwood parkway, Residences
- East: Church, Residences
- West: Resident Hall (Letts)

Note: First view of Campus from West

Views: Views into the site are from the public roads, private residences and campus.

Impacts: Existing structures will need to be demolished, design to be sensitive to scale of adjacent structures.

Site Area: 100,000 sq. ft.

Footprint: 75,000 sq. ft.

Stories: 4 (average)

Building Area: 300,000 gross area

Potential Uses:

- Campus Life/Residential
- Academic/Administrative
- Mixed uses





Site Characteristics

Adjacencies

- North: Butler Pavilion
- South: Open Space
Residence Halls
- East: Mary Graydon Center
- West: Sports Center
- Note:** Parking for 466 vehicles

Views: Views into the site are from the interior of the campus.

Impacts: Existing structure will need to be altered (sloped floors)

Site Area: 27,000 sq. ft.

Footprint: 27,000 sq. ft.

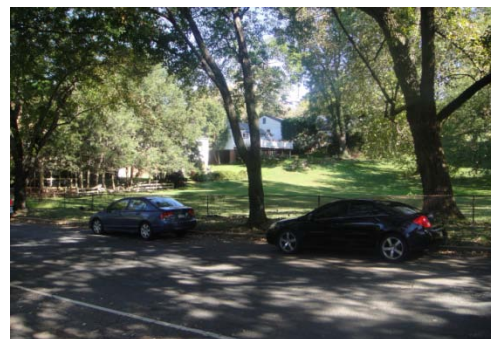
Stories: 5

Building Area: 135,000 gross area

Potential Uses:

- Academic/Administrative,
- Athletics/Recreation,
- Mixed uses





Site Characteristics

Adjacencies

North: Single family homes

South: Massachusetts Avenue, Wesley Seminary

East: Katzen Arts Center

West: 45th Street, Athletic Fields

Note: North of the site is Fort Gaines neighborhood

Views: Views into the site are from public roads and eleven private residences which border the site

Impacts: Increased vehicular traffic, Structure on the site of open space. Structure would border private residences. Design would need to be sensitive to the adjacent homes.

Site Area: 108,000 sq. ft.

Footprint: 40,000 sq. ft.

Stories: 3

Building Area: 120,000 gross area

Potential Uses:

Academic/Administrative
Athletics/Recreation



Site Characteristics

Adjacencies

- North: Massachusetts Avenue, Katzen Arts Center
- South: Quadrangle, Academic Buildings
- East: Ward Circle
- West: Kogod School of Business

Views: Views into the site are from the public roads and interior of campus.

Impacts: No significant impact.

Site Area: 8,000 sq. ft.

Footprint: 8,000 sq. ft.

Stories: 2

Building Area: 16,000 gross area

Potential Uses:

- Campus Life/addition to Kay
- Spiritual Life Center





McKinley Expansion



Site Characteristics

Adjacencies

North: Mary Graydon Center

South: McKinley Building

East: Bender Library

West: Open space, Asbury

Views: Views into the site are from the interior of campus.

Impacts: Request extension of current approval.

Site Area: 15,000 sq. ft.

Footprint: N/A.

Stories: N/A

Building Area: per zoning

Potential Uses:

Academic/Administrative



Site Characteristics

Adjacencies

North: Sports Center

South: Residence Halls

East: Asbury, Garage

West: Osborn, Beeghly

Views: Views into the site are from the interior of the campus.

Impacts: No significant impact

Site Area: 64,000 sq. ft.

Footprint: 30,000 sq. ft.

Stories: 6

Building Area: 180,000 gross area

Potential Uses:

Academic/Administrative

Campus Life/Residential

Athletics/Recreation

Mixed uses





Site Characteristics

Adjacencies

North: Reeves Field

South: Jacobs Field

East: Centennial Hall (Residential Hall)

West: Single family homes

Note: Media Production Center and volleyball courts on the site

Views: Views into the site are from the interior of the campus and from adjacent residences.

Impacts: Existing structure will need to be demolished

Site Area: 72,000 sq. ft.

Footprint: 50,000 sq. ft.

Stories: 2

Building Area: 100,000 gross area

Potential Uses:

Academic/Administrative

Athletics/Recreation

Mixed Uses



Site Characteristics

Adjacencies

North: Church

South: Katzen Arts Center

East: Nebraska Avenue,
Governmental Buildings (DHS)

West: Single family homes, Fort Gaines

Views: There is opportunity to provide landscape buffering for views from residential areas

Impacts: Increased vehicular traffic,
Structure on the site of open space.

Site Area: 45,000 sq. ft.

Footprint: 25,000 sq. ft.

Stories: 3

Building Area: 75,000 gross area

Potential Uses:

Campus Life/Residential





Site Characteristics

Adjacencies

North: Massachusetts Avenue

South: Church

East: Westover Place Townhouses

West: Nebraska Avenue, AU Campus

Views: There is opportunity to provide landscape buffering for views from residences.

Impacts: Increased vehicular traffic, Parking to be included.

Site Area: 354,000 sq. ft.

Footprint: 140,000 sq. ft.

Stories: 4 average

Building Area: 637,000 gross area

Potential Uses:

Campus Life/Residential

Academic/Administrative

Mixed Uses



Site Characteristics

Adjacencies

North: Hurst Building (AU)

South: New SIS Building

East: Nebraska Avenue, Parking Lot

West: Quad, Mary Graydon Center

Views: Primary views from campus and Public Street.

Impacts: Existing building needs to be removed. New parking spaces below will add to vehicle load at SIS garage entrance.

Site Area: 20,000 sq. ft.

Footprint: 20,000 sq. ft.

Stories: 3

Building Area: 60,000 gross area

Potential Uses:

Academic/Administrative



Site Characteristics

Adjacencies

North: Tennis Courts (AU)

South: Beeghly Building (AU)

East: Asbury Building (AU)

West: Reeves Field, Public Street,
Single family homes, Spring Valley

Views: There is opportunity to provide landscape buffering for views from residential areas

Impacts: Screening at campus perimeter for lights and possible noise.

Site Area: 12,000 sq. ft.

Footprint: 12,000 sq. ft.

Stories: 1

Building Area: 12,000 gross area

Potential Uses:

Athletics/Recreation

Academic/Administrative

Mixed Use



Site Characteristics

Adjacencies

North: Massachusetts Ave., Katzen Site

South: Residence Halls (AU)

East: President's Office Building (AU)

West: Wesley Seminary

Views: There is opportunity to provide landscape buffering for views from residential areas

Impacts: Design to be sensitive to views along Massachusetts Avenue.

Site Area: 40,000 sq. ft.

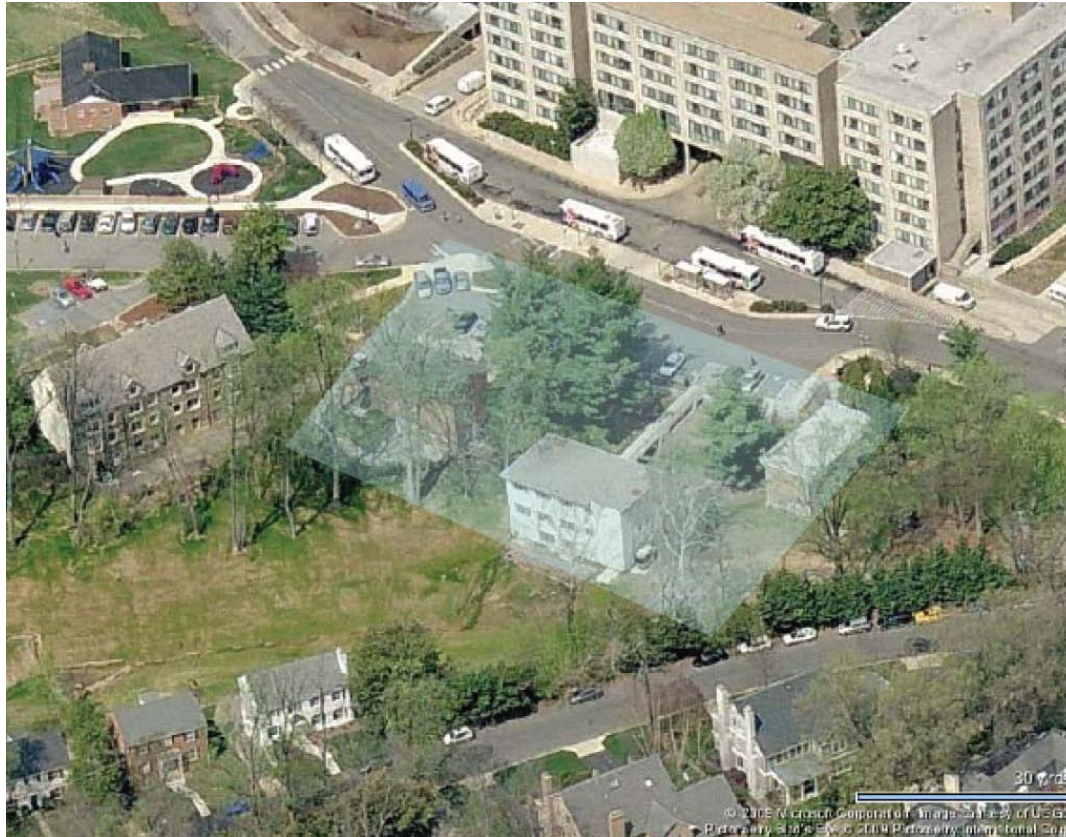
Footprint: 25,000 sq. ft.

Stories: 3

Building Area: 75,000 gross area

Potential Uses:

Academic/Administrative
Campus Life/Residential



Site Characteristics

Adjacencies

North: Residence Halls (AU)

South: Rockwood parkway, Single family homes, some AU

East: Rockwood Parkway, Single Family home.

West: Single family homes, Fort Gaines

Views: There is opportunity to provide some landscape buffering for views from residential areas

Impacts: Increased activity, Current buildings would need to be razed.

Site Area: 25,000 sq. ft.

Footprint: 25,000 sq. ft.

Stories: 3

Building Area: 75,000 gross area

Potential Uses:

Academic/Administrative
Campus Life/Residential



Site Characteristics

Adjacencies

North: Yuma Street, Church & School, Single Family Homes.

South: Warren Street, Single Family Homes

East: Nebraska Avenue, Single Family Homes

West: 42nd Street, Single Family Homes

Views: There is opportunity to provide landscape buffering for views from residential areas

Impacts: Increased vehicular traffic, Some existing structures would need to be razed. Historic Structure to be retained.

Site Area: 356,000 sq. ft.

Footprint: 140,000 sq. ft.

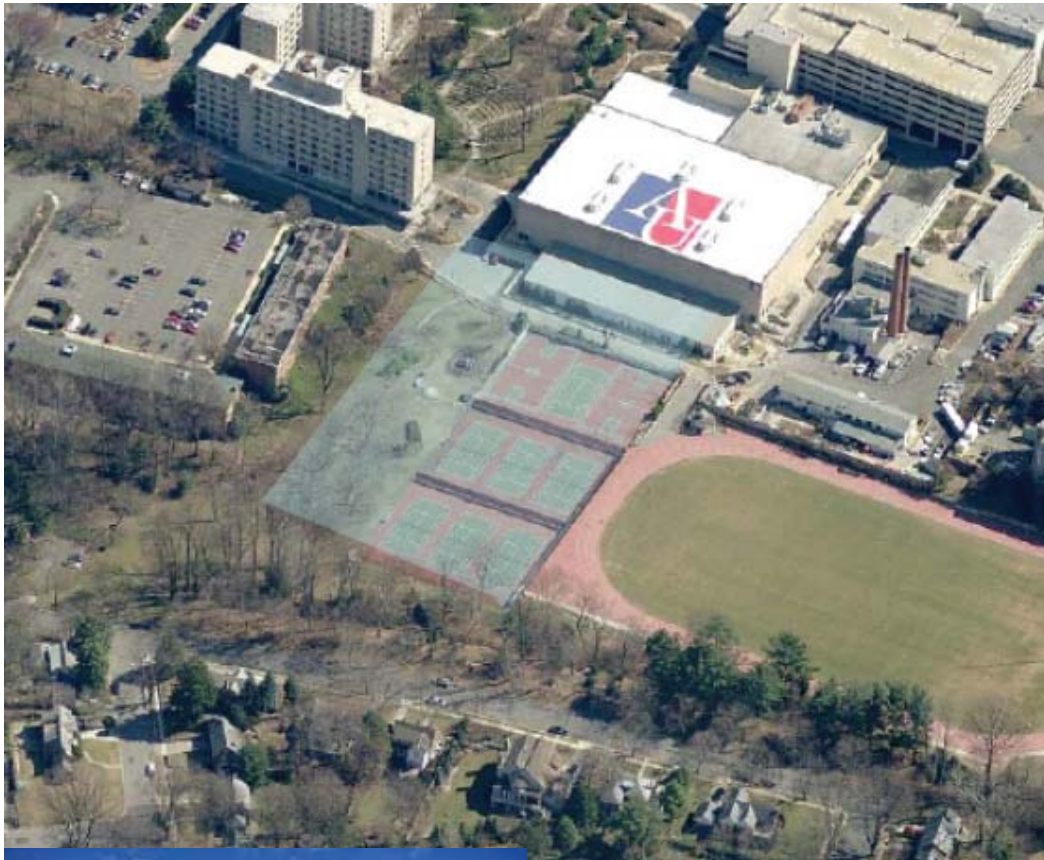
Stories: 4 average

Building Area: 584,000 gross area

Potential Uses:

Academic/Administrative
Campus Life/Residential





Site Characteristics

Adjacencies

North: Wesley Seminary

South: Reeves Field

East: Sports Center

West: University Avenue, Single family homes – Spring Valley

Views: Provide landscape buffering for views from residential areas. Design must be sensitive adjacent neighbors.

Impacts: Open Tennis courts to be replaced by a building.

Site Area: 100,000 sq. ft.

Footprint: 60,000 sq. ft.

Stories: 2, 40 ft total

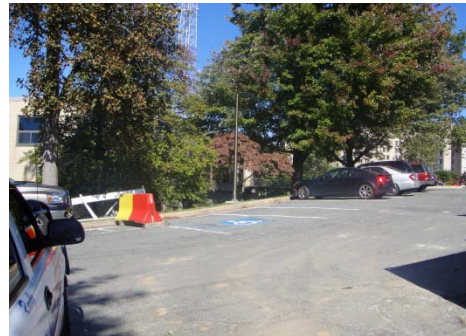
Building Area: 120,000 gross area

Potential Uses:

Athletics/Recreation

Academic/Administrative

Mixed Use



Site Characteristics

Adjacencies

North: Jacobs Field

South: Kreeger, Korean Ambassador's Residence and Single Family Homes

East: Child Development Center (AU)

West: Single family homes, Spring Valley

Views: There is opportunity to provide landscape buffering for views from residential areas

Impacts: Design to be sensitive to bordering homes for light and noise.

Site Area: 24,000 sq. ft.

Footprint: 24,000 sq. ft.

Stories: 3

Building Area: 72,000 gross area

Potential Uses:

Academic/Administrative

Campus Life/Residential

Athletics/Recreation



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Virtual Model of Campus





1. New Campus Plan process requires historic preservation element
2. District Historic Preservation Office will guide development
3. Conduct research on properties built before 1970
4. Identify historic resources
5. Develop plan to protect those resources



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Historic Buildings – Hurst Hall 1896





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Historic Buildings – McKinley Building 1902 – 20??

May 14, 1902



1924

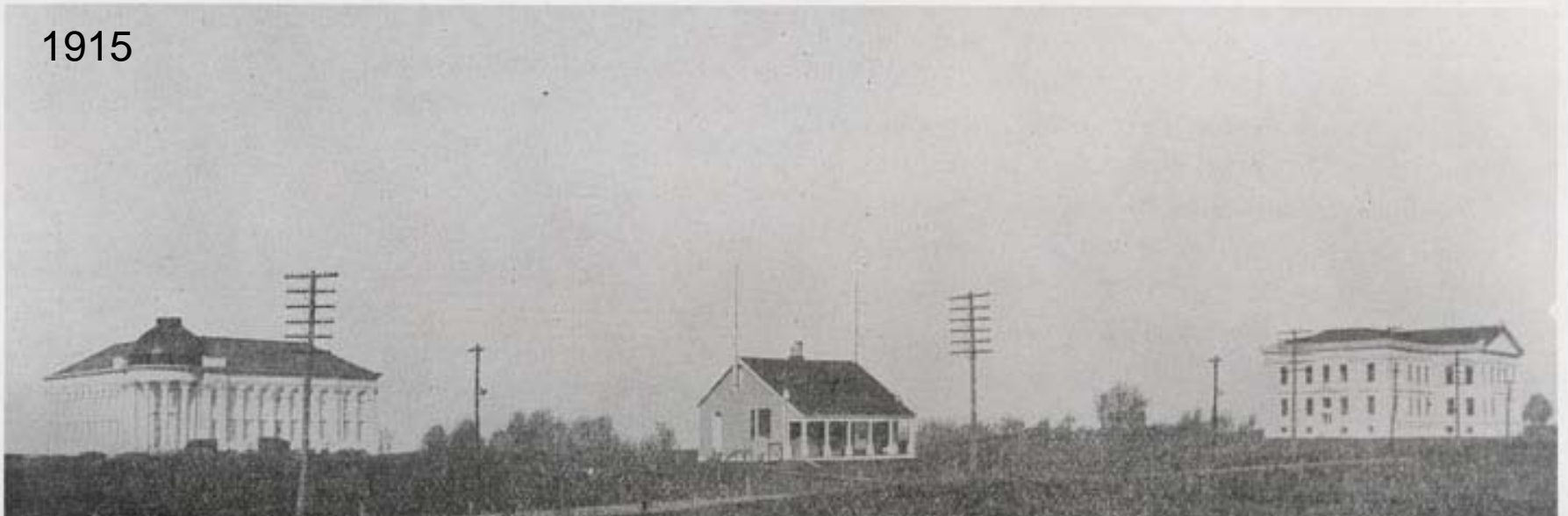




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Historic Buildings McKinley & Hurst

1915



1918





AMERICAN UNIVERSITY

Historic Buildings – Mary Graydon Center 1917 - 1925

1918



1918



American University Library - University Archives

1925



American University Library - University Archives

2009





AMERICAN UNIVERSITY

Historic Buildings – Battelle – Tompkins 1926, '57, '64, '75

1932



2009



1950s



American University Library - University Archives





AMERICAN UNIVERSITY

Historic Buildings – President's Office Building 1925



Unknown date

2009





AMERICAN UNIVERSITY

Historic Buildings – Hamilton Building 1935

1955



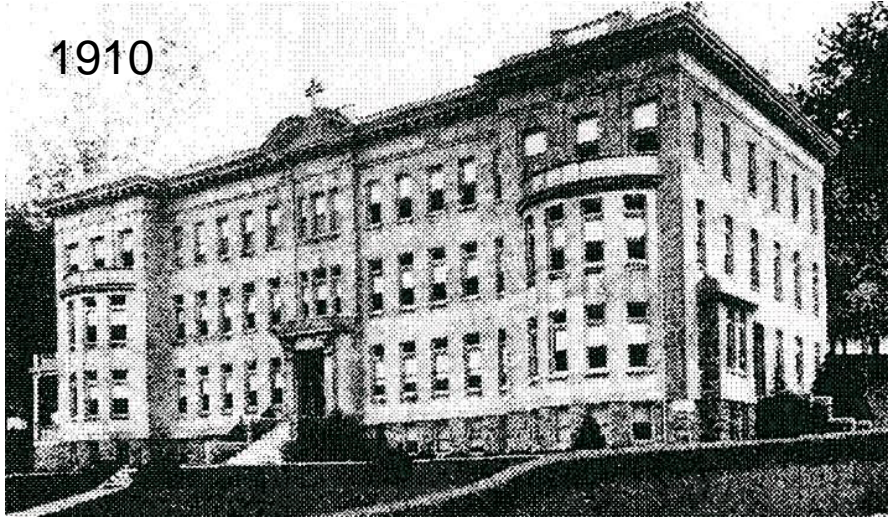
VIEW OF HAMILTON HOUSE – FRESHMAN GIRLS' DORMITORY – 1955



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Historic Buildings - Capital Hall, Tenley Campus 1904; 1921

1910



2009





AMERICAN UNIVERSITY

Historic Buildings – Dunblane, Tenley Campus 1818-1839?; 1935, 1974

2009





Next Meeting November 10, 2009